

**CITY OF TULARE
PARCEL MAP COMMITTEE AGENDA**

"Mission Statement - City of Tulare:

*To promote a quality of life making Tulare the most desirable community in which to live, learn,
play, work, worship and prosper.*

September 9th, 2024

411 East Kern Ave

10:30 a.m.

City Manager Conference Room

1. MINUTES

Minutes of the June 24th, 2024
Regular Parcel Map Meeting

Motion: _____
Second: _____

2. PUBLIC HEARING

None

3. NON PUBLIC HEARING

Lot Merger 2024-01

Consider a request by David Arnett from U.S. Cold Storage to reconfigure and merge 73.25 acres of land in order to create 3 parcels and accommodate an expansion for U.S. Cold Storage.

Motion: _____
Second: _____

Project Planner: Julian Reynaga, Assistant Planner

Lot Line Adjustment 276

Consider a request by Greg Nunley of Quest Equity, LLC to reconfigure and adjust existing lot lines between two existing parcels to accommodate proposed development of a parcel.

Motion: _____
Second: _____

Project Planner: Julian Reynaga, Assistant Planner

4. ADJOURNMENT

In compliance with the Americans with Disabilities Act and the Brown Act, if you need special assistance to participate in this meeting, including the receipt of the agenda and documents in the agenda package in an alternate format, please contact the City of Tulare Planning and Building Department (559) 684-4217. Notification 48 hours

prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35, 104 ADA Title II), and allow for the preparation of documents in the appropriate alternate format.

[Note: Pursuant to Government Code 54957.5- Effective 7/1/08 Documents produced and distributed less than 72 hours prior to or during an open session of a regular meeting to a majority of the legislative body regarding any item on the agenda will be made available for public inspection at the meeting and at the Planning Department at City Hall located at 411 East Kern Avenue during normal business hours.]

CITY OF TULARE PARCEL MAP COMMITTEE

REGULAR MEETING

MINUTES

City Manager Community Room

June 24, 2024

COMMITTEE MEMBERS PRESENT: Mario Anaya, Community Development Director
Sandi Miller, Chair, Michael Miller, City Engineer

COMMITTEE MEMBERS ABSENT:

STAFF PRESENT: Steven Sopp, Principal Planner
Jonathan Coelho, Assistant Planner
Maria Sanchez, Senior Administrative Assistant

CALL TO ORDER:

Chair Sandi Miller called the meeting to order at 10:31am.

MINUTES:

It was motioned by City Engineer Michael Miller and seconded by Community Development Director Mario Anaya to approve the minutes of the March 25, 2024 Parcel Map Committee meeting as presented.

Approved by a unanimous vote.

PUBLIC HEARING:

Tentative Parcel Map 2024-02

Jonathan Coelho, Assistant Planner, reviewed with the Committee a request by Tulare First Church of God to create two parcels from one existing parcel approximately 6.59-acre parcel to accommodate future development.

Following Committee discussion, it was motioned by City Engineer Miller, and seconded by Director Anaya to adopt Resolution 859 approving Tentative Parcel Map 2024-02 based on the findings and subject to the conditions as listed in the staff report.

COMMITTEE

AYES: S. Miller, Anaya, Miller

NOES: None

ABSTAIN: None

ABSENT: None

NON-PUBLIC HEARING:

None

ADJOURNMENT:

There being no further business to come before Parcel Map Committee, Chair Miller adjourned the meeting at 10:38 a.m.

Sandi Miller, CHAIR
City of Tulare Parcel Map Committee

ATTEST:

Mario Anaya, VICE-CHAIR
City of Tulare Parcel Map Committee

**CITY OF TULARE PARCEL MAP COMMITTEE
STAFF REPORT**

Agenda Item No.

September 9th, 2024

LOT MERGER 2024-01

PROJECT PLANNER: Julian Reynaga, Assistant Planner

APPLICANT: U.S. Cold Storage

AGENT: Kevin Watkins

LOCATION: 1501 South Blackstone Street

APNs: 181-080-002;
181-080-005;
181-080-006;
181-080-007

GENERAL PLAN DESIGNATION: Heavy Industrial

ZONING CLASSIFICATION: M-1 Light Industrial
M-2 Heavy Industrial

REQUEST:

A request by David Arnett from U.S. Cold Storage to reconfigure and merge parcels in order to accommodate an expansion for U.S. Cold Storage. The parcels are located on the West side of South Blackstone Street in-between East Walnut Avenue and East Levin Avenue; APN (181-080-002; 181-080-005; 181-080-006; 181-080-007)

RELATED PROJECTS:

Site Plan Review No. 21-121 – Request to construct a 76,000 square foot addition to the west of the existing facility – Site Plan Review Committee reviewed March 20, 2024.

Site Plan Review No. 22-50 – Installation of a 1.8 MW DC ground-mounted photovoltaic (PV) solar Facility on vacant 4.32 acres located directly west of existing arrays. Site Plan Review Committee reviewed March 20, 2024

Site Plan Review No. 23-95 – Approximately 204,000 square foot addition to existing cold storage facility.

STAFF COMMENTS:

This project is proposing a lot line merger that covers existing parcels on a 73.25 acre property within the “Highway Acres Subdivision,” identified as Tract I (Lot 62), Tract II (Lots 68, 69, and part of Lot 67), and Tract III (Lots 54-59, and Lots 60-69). The proposed action will result in the reconfiguration of (4) existing parcels of record and will result in three new parcels. The following are the changes in size of the parcels:

Before Lot Line Adjustment:

Parcel A:	27.64-acres	APN 181-080-00
Parcel B:	11.26-acres	APN 181-080-00
Parcel C:	19.77-acres	APN 181-080-00
Parcel D:	4.32-acres	APN 181-080-00

After Lot Line Adjustment:

Parcel A:	38.50-acres	APN 181-080-00
Parcel B:	28.21-acres	APN 181-080-00
Parcel C:	9.10-acres	APN 181-080-00

The applicant is proposing to reconfigure the existing lot lines and merge parcels in order to accommodate the proposed expansion of the U.S. Cold Storage Facility. Each parcel will remain above the minimum lot area required for the existing zoning and will meet all requirements for lot width and depth.

The Site Plan Review Committee reviewed SP 23-95 regarding a request to construct an approximately 204,000 square foot addition to the existing cold storage facility on December 20, 2023. The Lot Merger is proposed in order to accommodate the proposed development and related improvements being established.

STAFF RECOMMENDATION:

Staff recommends that the Parcel Map Committee approve Lot Merger 24-01 subject to the findings and conditions in Resolution No. 860. Staff’s recommendation is based on the findings and the project’s consistency with the policies and intent of the City’s General Plan and Municipal Code as well as the Subdivision Map Act.

ENVIRONMENTAL FINDINGS:

This project is exempt pursuant to Section 15305(a) –Minor Alterations in Land Use Limitations, of the California Environmental Quality Act of 1970, as amended.

FINDINGS:

Staff recommends that the Parcel Map Committee make the following findings with regards to Lot Merger 2024-01:

- 1) That this request is in conformance with the goals and objectives of the General Plan.
- 2) That this request is in conformance with the goals and objectives of the Zoning Ordinance prescribed in Section 10.04.020 of the Tulare City code.
- 3) This project is exempt pursuant to Section 15305(a) –Minor Alterations in Land Use Limitations, of the California Environmental Quality Act of 1970, as amended.

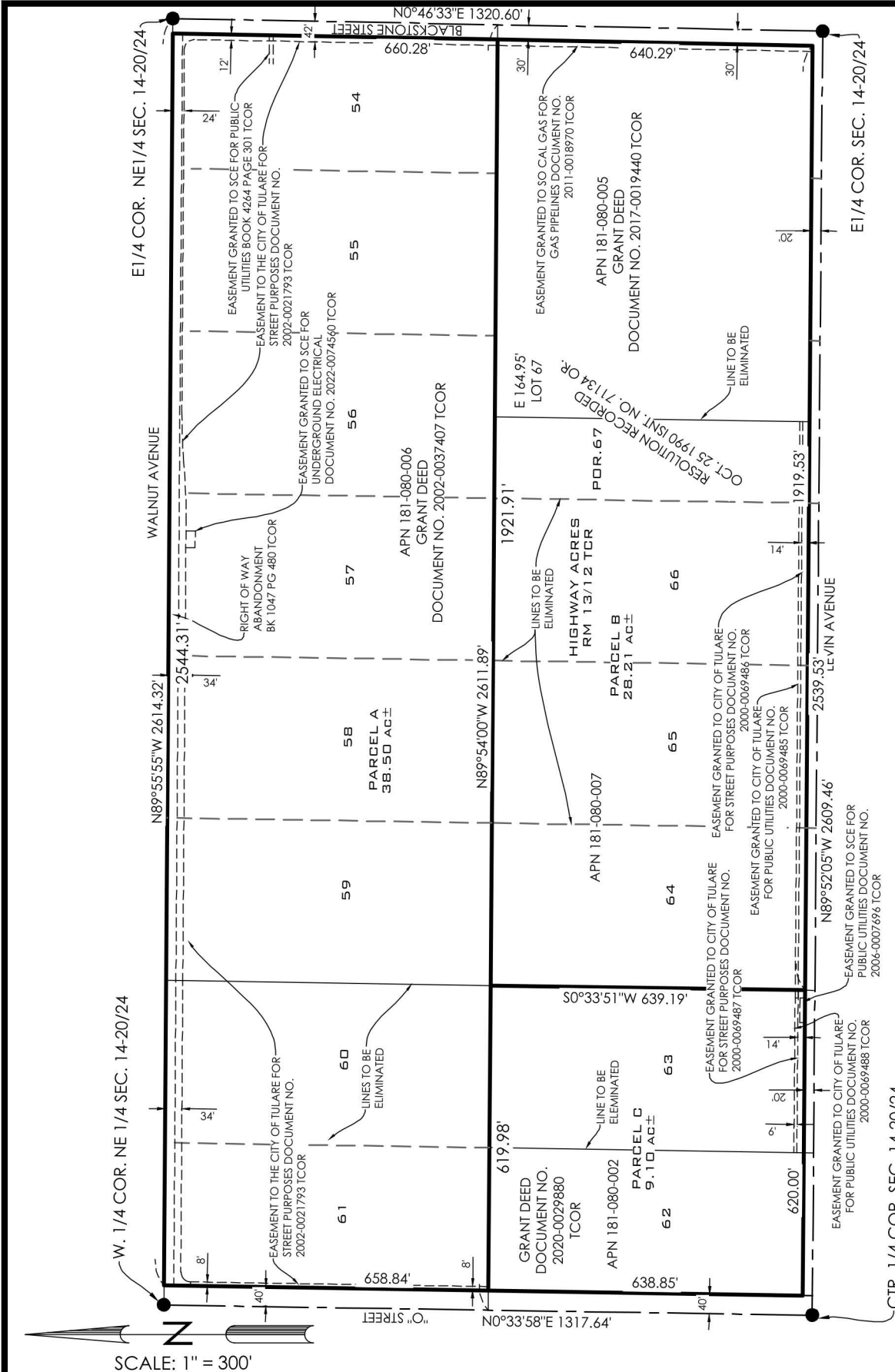
CONDITIONS:

Approve Lot Merger 2024-01 subject to the following conditions:

1. Applicant to provide new deeds for review and approval by the City Engineer prior to the release of a certified copy of the Parcel Map Committee resolution.
2. Applicant to record a certified copy of the resolution with new deeds as approved by the Parcel Map Committee and the City Engineer.

Attachments:

- I. Lot Merger Map
- II. Legal Descriptions
- III. Resolution No. 860



DATE:	08/19/24
DRAWN:	
CHECKED:	
PROJECT:	2023101

EXHIBIT B

LOT LINE MERGER NO. 2024-01



LOT LINE MERGER 2024-01
EXHIBIT A
LEGAL DESCRIPTION
(EXISTING PARCELS)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

TRACT I:

LOT 62 OF HIGHWAY ACRES, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 12 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 181-080-002-000

TRACT II:

LOTS 68, 69 AND THE EAST 164.95 FEET OF LOT 67 OF HIGHWAY ACRES, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 12 OF MAPS, TULARE COUNTY RECORDS.

APN: 181-080-005-000

TRACT III:

PARCEL 1: APN: 181-080-006-000

LOTS 54 THROUGH 59, INCLUSIVE, OF HIGHWAY ACRES SUBDIVISION, PER MAP RECORDED DECEMBER 17, 1913 IN BOOK 13, PAGE 12 OF MAPS, TULARE COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 59; THENCE SOUTH 39° 55' 55" EAST 1924.29 FEET ALONG THE NORTH LINE OF SAID LOTS 59 THROUGH 54 TO THE NORTHEAST CORNER OF SAID LOT 54; THENCE SOUTH 00° 46' 33" WEST 660.28 FEET ALONG THE EAST LINE OF SAID LOT 54 TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 89° 54' 00" WEST 1921.88 FEET ALONG THE SOUTH LINE OF SAID LOTS TO THE SOUTHWESTERLY CORNER OF SAID LOT 59; THENCE NORTH 00° 34' 05" EAST 659.19 FEET ALONG THE WEST LINE OF SAID LOT 59 TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF WALNUT AVENUE ADJOINING SAID LOTS ON THE NORTH, AS VACATED AND ABANDONED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, AS PER RESOLUTION RECORDED NOVEMBER 8, 1943 IN BOOK 1047, PAGE 480 OF OFFICIAL RECORDS.

PARCEL 2: APN: 181-080-007-000

LOTS 60, 61, AND 63 THROUGH 67, INCLUSIVE, OF HIGHWAY ACRES SUBDIVISION, PER MAP RECORDED DECEMBER 17, 1913 IN BOOK 13, PAGE 12 OF MAPS, TULARE COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA.

TOGETHER WITH THAT PORTION OF WALNUT AVENUE ADJOINING SAID LOTS 60 AND 61 ON THE NORTH, AS VACATED AND ABANDONED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, AS PER RESOLUTION RECORDED NOVEMBER 8, 1943 IN BOOK 1047, PAGE 480 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE EAST 164.95 FEET OF LOT 67, AS PER RESOLUTION RECORDED OCTOBER 25, 1990 AS DOCUMENT NO. 71134 OF OFFICIAL RECORDS.

PROPOSED PARCEL A

LOTS 54 THROUGH 61, INCLUSIVE, OF HIGHWAY ACRES SUBDIVISION, PER MAP RECORDED DECEMBER 17, 1913 IN BOOK 13, PAGE 12 OF MAPS, TULARE COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 61; THENCE SOUTH 89° 55' 55" EAST 2544.29 FEET ALONG THE NORTH LINE OF SAID LOTS 61 THROUGH 54 TO THE NORTHEAST CORNER OF SAID LOT 54; THENCE SOUTH 00° 46' 33" WEST 660.28 FEET ALONG THE EAST LINE OF SAID LOT 54 TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 89° 54' 00" WEST 2541.86 FEET ALONG THE SOUTH LINE OF SAID LOTS TO THE SOUTHWESTERLY CORNER OF SAID LOT 61; THENCE NORTH 00° 33' 58" EAST 358.84 FEET ALONG THE WEST LINE OF SAID LOT 61 TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF WALNUT AVENUE ADJOINING SAID LOTS ON THE NORTH, AS VACATED AND ABANDONED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, AS PER RESOLUTION RECORDED NOVEMBER 8, 1943 IN BOOK 1047, PAGE 480 OF OFFICIAL RECORDS.

RESULTING IN ONE PARCEL

CONTAINING 38.50 ACRES MORE OR LESS

PROPOSED PARCEL B

LOTS 64 THRU 69, INCLUSIVE OF HIGHWAY ACRES SUBDIVISION, PER MAP RECORDED DECEMBER 17, 1913 IN BOOK 13, PAGE 12 OF MAPS, TULARE COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 64; THENCE SOUTH 59° 54'00" EAST 1924.88 FEET ALONG THE NORTH LINE OF SAID LOTS 64 THROUGH 69 TO THE NORTHEAST CORNER OF SAID LOT 69; THENCE SOUTH 00° 46'25" WEST 640.28 FEET ALONG THE EAST LINE OF SAID LOT 69 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 52'05" WEST 1919.53 FEET ALONG THE SOUTH LINE OF SAID LOTS 64 THROUGH 69 TO THE SOUTHWEST CORNER OF SAID LOT 64; THENCE NORTH 003351 EAST 639.19 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 64 THE **POINT OF BEGINNING.**

RESULTING IN ONE PARCEL

CONTAINING 28.21 ACRES MORE OR LESS

PROPOSED PARCEL C

LOTS 62 AND 63 INCLUSIVE OF HIGHWAY ACRES SUBDIVISION, PER MAP RECORDED DECEMBER 17, 1913 IN BOOK 13, PAGE 12 OF MAPS, TULARE COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 62; THENCE SOUTH 59° 54'00" EAST 619.98 FEET ALONG THE NORTH LINE OF SAID LOTS 62 AND 63 TO THE NORTHEAST CORNER OF SAID LOT 63; THENCE SOUTH 00° 33'51" WEST 639.19 FEET ALONG THE EAST LINE OF SAID LOT 63 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 52'05" WEST 620.00 FEET ALONG THE SOUTH LINE OF SAID LOTS 62 AND 63 TO THE SOUTHWEST CORNER OF SAID LOT 62; THENCE NORTH 00° 33'58" EAST 638.85 FEET ALONG THE WEST LINE OF SAID LOT 62 TO THE NORTHWEST CORNER THEREOF THE **POINT OF BEGINNING**.

RESULTING IN ONE PARCEL

CONTAINING 9.10 ACRES MORE OR LESS



**PURSUANT TO GOVERNMENT CODE SECTION 6103
NO RECORDING FEE REQUIRED**

**Recording Requested By:
City of Tulare**

When Recorded Mail To:

**City of Tulare Planning and Building Department
411 East Kern Avenue
Tulare, Ca 93274**

RESOLUTION NO. 860

**A RESOLUTION OF THE PARCEL MAP COMMITTEE OF THE
CITY OF TULARE APPROVING
LOT LINE MERGER 2024-01**

WHEREAS, the Parcel Map Committee of the City of Tulare at a regular meeting, duly convened on September 9th, 2024 to consider a request by David Arnett from U.S. Cold Storage to reconfigure and merge parcels in order to accommodate an expansion for U.S. Cold Storage. The parcels are located on the West side of South Blackstone Street in-between East Walnut Avenue and East Levin Avenue; APN (181-080-002; 181-080-005; 181-080-006; 181-080-007); and

WHEREAS, the Parcel Map Committee determined the request is in conformance with the goals and objectives of the General Plan; and

WHEREAS, the Parcel Map Committee determined the request is in conformance with the goals and objectives of the Zoning Ordinance prescribed in Section 10.04.020 of the Tulare City code; and

NOW, THEREFORE, BE IT RESOLVED by the City of Tulare Parcel Map Committee that Lot Line Merger 2024-01 was approved along with legal descriptions as shown on attached exhibits “A” and “B”.

- 1) Applicant to provide new deeds for review and approval by the City Engineer prior to the release of a certified copy of the Parcel Map Committee resolution.
- 2) Applicant to record a certified copy of the resolution with new deeds as approved by the Parcel Map Committee and the City Engineer.

PASSED, APPROVED and ADOPTED this ninth day of September, 2024 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

ATTEST:

SANDI MILLER, CHAIR
City of Tulare Parcel Map Committee

MARIO ANAYA, VICE-CHAIR
City of Tulare Parcel Map Committee

**CITY OF TULARE PARCEL MAP COMMITTEE
STAFF REPORT**

Agenda Item No.

September 9th, 2024

LOT LINE ADJUSTMENT NO. 276

PROJECT PLANNER: Julian Reynaga, Assistant Planner

APPLICANT: Greg Nunley

AGENT: Quest Equity LLC.

LOCATION: Southwest Corner of Retherford and Corvina

APNs: 166-020-032

GENERAL PLAN DESIGNATION: Community Commercial

ZONING CLASSIFICATION: C-3 (Retail Commercial)

STAFF RECOMMENDATION:

Staff recommends that the Parcel Map Committee approve Lot Line Adjustment No. 276 subject to the findings and conditions in Resolution No. 861. Staff’s recommendation is based on the findings and the project’s consistency with the policies and intent of the City’s General Plan and Municipal Code as well as the Subdivision Map Act.

RELATED PROJECTS:

Site Plan Review No. 24-17 – Request to construct a mixed-use development, and related improvements – Site Plan Review Committee reviewed March 20, 2024.

REQUEST:

Request by Greg Nunley from Quest Equity LLC to reconfigure and adjust existing lot lines between two existing parcels, in order to accommodate proposed development of a parcel. The parcels are located on the southwest corner of Retherford and Corvina, North of the Tulare Outlets; APN (166-020-032)

STAFF COMMENTS:

This action will result in the reconfiguration of (2) existing parcels of record. The following are the changes in size of the parcels:

Before Lot Line Adjustment:

Parcel 1: 14.28-acres APN 166-020-032
Parcel 2: 1.16-acres APN 166-020-031

After Lot Line Adjustment:

Parcel 1: 5.52-acres APN 166-020-032
Parcel 2: 10.47-acres APN 166-020-031

The applicant is proposing to reconfigure the existing lot lines in order to accommodate proposed development of the parcels. Each parcel will remain above the minimum lot area required for the existing zoning and will meet all requirements for lot width and depth.

The Site Plan Review Committee reviewed SP 24-17 regarding a request to construct a proposed mixed-use land, and related improvements on the project site on March 20, 2024. The lot line adjustment is proposed in order to accommodate the proposed use and related improvements being established.

ENVIRONMENTAL FINDINGS:

This project is exempt pursuant to Section 15305(a) –Minor Alterations in Land Use Limitations, of the California Environmental Quality Act of 1970, as amended.

FINDINGS:

Staff recommends that the Parcel Map Committee make the following findings with regards to Lot Line Adjustment No. 276:

- 1) That this request is in conformance with the goals and objectives of the General Plan.
- 2) That this request is in conformance with the goals and objectives of the Zoning Ordinance prescribed in Section 10.04.020 of the Tulare City code.
- 3) This project is exempt pursuant to Section 15305(a) –Minor Alterations in Land Use Limitations, of the California Environmental Quality Act of 1970, as amended.

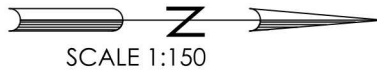
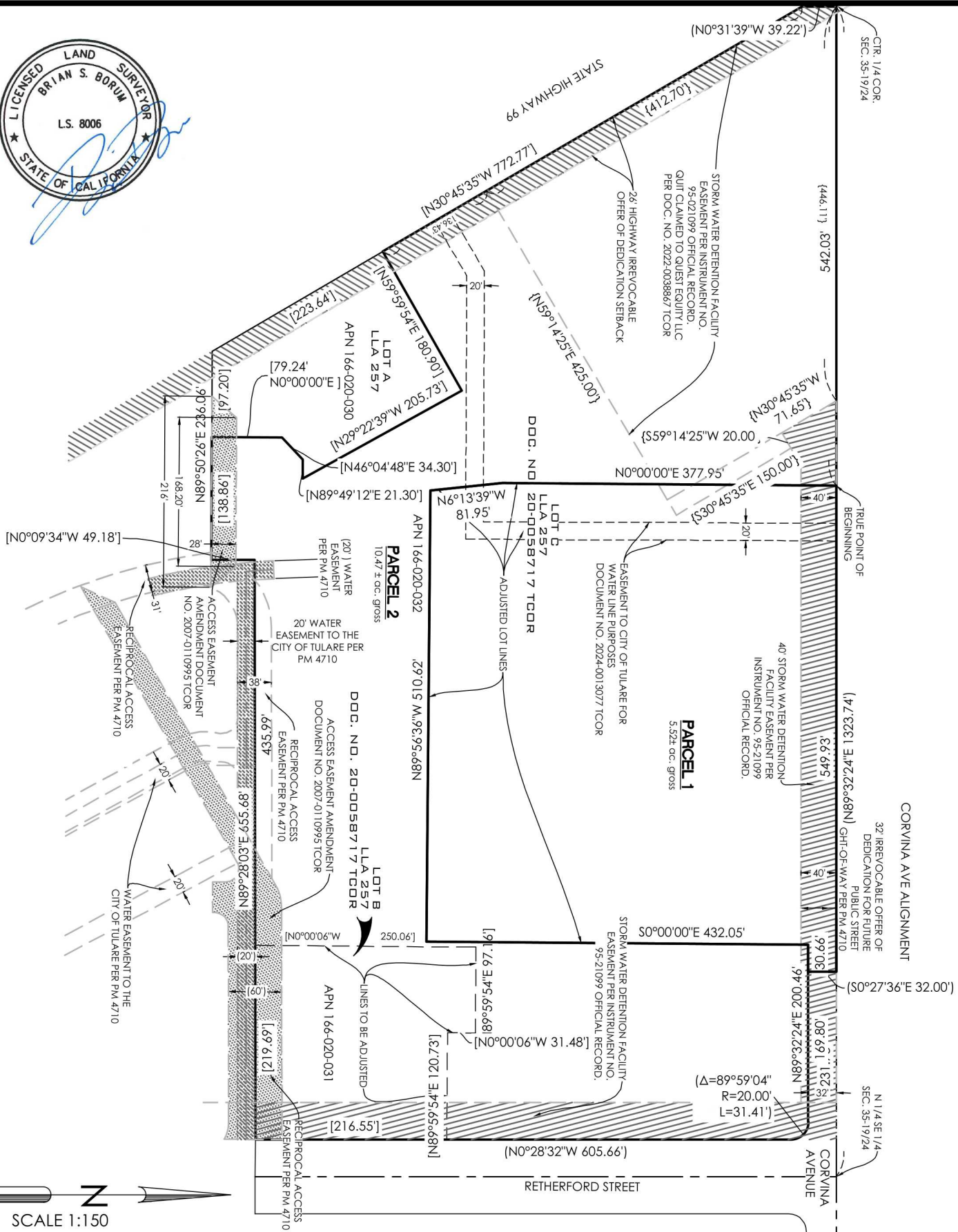
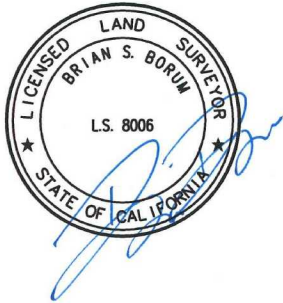
CONDITIONS:

Approve Lot Line Adjustment No. 276 subject to the following conditions:

1. Applicant to record a certified copy of the resolution with new deeds as approved by the Parcel Map Committee and the City Engineer.

Attachments:

- I. Lot Line Adjustment Map
- II. Legal Descriptions



DATE:	08/28/24
DRAWN:	
CHECKED:	
PROJECT:	202377
PAGE 1 OF 1	

LLA 276
EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LOT LINE ADJUSTMENT NO. 275

EXHIBIT A

EXISTING PARCEL A-1

PARCEL 1 OF PARCEL MAP NO. 5205, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 29, 2017 IN BOOK 53 OF PARCEL MAPS, AT PAGE 12, TULARE COUNTY RECORDS.

EXISTING PARCEL A-2

PARCEL 2 OF PARCEL MAP NO. 5205, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 29, 2017 IN BOOK 53 OF PARCEL MAPS, AT PAGE 12, TULARE COUNTY RECORDS.

EXISTING PARCEL B

PARCELS A AND B OF LOT LINE ADJUSTMENT NO. 196, RECORDED DECEMBER 12, 2013, AS DOCUMENT NO. 2013-0079046 OF TULARE COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 4972, RECORDED IN BOOK 50 OF PARCEL MAPS, AT PAGE 77, OF TULARE COUNTY RECORDS;
THENCE, NORTH 90°00'00" WEST, ALONG THE WESTERLY PROJECT OF THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 1.50 FEET, TO A LINE PARALLEL WITH AND 8.50 FEET EAST OF THE WEST LINE OF PARCEL B OF SAID LOT LINE ADJUSTMENT NO. 196;
THENCE, NORTH 0°00'00" EAST, 75.00 FEET;
THENCE, NORTH 90°00'00" EAST, 1.50 FEET, TO THE WEST LINE OF SAID PARCEL A OF LOT LINE ADJUSTMENT NO. 196;
THENCE, NORTH 0°00'00" EAST, ALONG SAID WEST LINE AND ITS NORTHERLY PROJECTION, 110.00 FEET;
THENCE, NORTH 90°00'00" EAST, 64.00 FEET, TO THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID PARCEL A;
THENCE, SOUTH 0°00'00" EAST, ALONG SAID EAST LINE AND ITS NORTHERLY PROJECTION, 110.00 FEET;
THENCE, NORTH 90°00'00" WEST, 2.00 FEET;
THENCE, SOUTH 0°00'00" EAST, 22.50 FEET;
THENCE, NORTH 90°00'00" EAST, 4.00 FEET;
THENCE, SOUTH 0°00'00" EAST, 30.00 FEET;
THENCE, NORTH 90°00'00" WEST, 4.00 FEET;
THENCE, SOUTH 0°00'00" EAST, 22.50 FEET, TO A POINT ON THE NORTH LINE AND 2.00 FEET WEST OF THE NORTHEAST CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 4972;
THENCE, NORTH 00°00'00" WEST, ALONG SAID NORTH LINE, 62.00 FEET, TO THE TRUE POINT OF BEGINNING.

PROPOSED PARCEL A

A SINGLE PARCEL OF LAND COMPRISED OF PARCELS 1 AND 2 OF PARCEL MAP NO. 5205, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 29, 2017 IN BOOK 53 OF PARCEL MAPS, AT PAGE 12, TULARE COUNTY RECORDS.

TOGETHER WITH THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 4972, RECORDED IN BOOK 50 OF PARCEL MAPS, AT PAGE 77, OF TULARE COUNTY RECORDS, LYING OUTSIDE OF PARCELS 1 AND 2 OF SAID PARCEL MAP NO. 5205, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2.50 FEET SOUTH AND 3.50 FEET EAST OF THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 5205;

THENCE NORTH, PARALLEL WITH THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP NO. 5205, A DISTANCE OF 75.50 FEET;

THENCE EAST, PARALLEL WITH THE NORTH LINE OF PARCELS 2 AND 1 OF SAID PARCEL MAP NO. 5205, A DISTANCE OF 121.00 FEET;

THENCE SOUTH, PARALLEL WITH THE WEST LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 5205, A DISTANCE OF 75.50 FEET;

THENCE EAST, PARALLEL WITH THE SOUTH LINE OF PARCELS 1 AND 2 OF SAID PARCEL MAP NO. 5205, A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9135.5 SQUARE FEET MORE OR LESS.

PROPOSED PARCEL B

PARCELS A AND B OF LOT LINE ADJUSTMENT NO. 196, RECORDED DECEMBER 12, 2013, AS DOCUMENT NO. 2013-0079046 OF TULARE COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 4972, RECORDED IN BOOK 50 OF PARCEL MAPS, AT PAGE 77, OF TULARE COUNTY RECORDS;

THENCE, NORTH 90°00'00" WEST, ALONG THE WESTERLY PROJECT OF THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 1.50 FEET, TO A LINE PARALLEL WITH AND 8.50 FEET EAST OF THE WEST LINE OF PARCEL B OF SAID LOT LINE ADJUSTMENT NO. 196;

THENCE, NORTH 0°00'00" EAST, 75.00 FEET;

THENCE, NORTH 90°00'00" EAST, 1.50 FEET, TO THE WEST LINE OF SAID PARCEL A OF LOT LINE ADJUSTMENT NO. 196;

THENCE, NORTH 0°00'00" EAST, ALONG SAID WEST LINE AND ITS NORTHERLY PROJECTION, 110.00 FEET;

THENCE, NORTH 90°00'00" EAST, 64.00 FEET, TO THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID PARCEL A;

THENCE, SOUTH 0°00'00" EAST, ALONG SAID EAST LINE AND ITS NORTHERLY PROJECTION, 110.00 FEET;

THENCE, NORTH 90°00'00" WEST, 2.00 FEET;
THENCE, SOUTH 0°00'00" EAST, 22.50 FEET;
THENCE, NORTH 90°00'00" EAST, 4.00 FEET;
THENCE, SOUTH 0°00'00" EAST, 30.00 FEET;
THENCE, NORTH 90°00'00" WEST, 4.00 FEET;
THENCE, SOUTH 0°00'00" EAST, 22.50 FEET, TO A POINT ON THE NORTH LINE AND 2.00 FEET WEST OF THE
NORTHEAST CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 4972;
THENCE, NORTH 00°00'00" WEST, ALONG SAID NORTH LINE, 62.00 FEET, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 4972, RECORDED IN BOOK 50 OF PARCEL MAPS, AT PAGE 77,
OF TULARE COUNTY RECORDS, LYING OUTSIDE OF PARCELS 1 AND 2 OF PARCEL MAP NO. 5205, IN THE CITY OF
TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED
SEPTEMBER 29, 2017 IN BOOK 53 OF PARCEL MAPS, AT PAGE 12, TULARE COUNTY RECORDS., DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT 2.50 FEET SOUTH AND 3.50 FEET EAST OF THE SOUTHEAST CORNER OF PARCEL 1
OF SAID PARCEL MAP NO. 5205;

THENCE NORTH, PARALLEL WITH THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP NO. 5205, A DISTANCE
OF 75.50 FEET;

THENCE EAST, PARALLEL WITH THE NORTH LINE OF PARCELS 2 AND 1 OF SAID PARCEL MAP NO. 5205, A
DISTANCE OF 121.00 FEET;

THENCE SOUTH, PARALLEL WITH THE WEST LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 5205, A
DISTANCE OF 75.50 FEET;

THENCE EAST, PARALLEL WITH THE SOUTH LINE OF PARCELS 1 AND 2 OF SAID PARCEL MAP NO. 5205, A
DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.83 ACRES MORE OR LESS.



**PURSUANT TO GOVERNMENT CODE SECTION 6103
NO RECORDING FEE REQUIRED**

**Recording Requested By:
City of Tulare**

When Recorded Mail To:

**City of Tulare Planning and Building Department
411 East Kern Avenue
Tulare, Ca 93274**

RESOLUTION NO. 861

**A RESOLUTION OF THE PARCEL MAP COMMITTEE OF THE
CITY OF TULARE APPROVING
LOT LINE ADJUSTMENT NO. 276**

WHEREAS, the Parcel Map Committee of the City of Tulare at a regular meeting, duly convened on September 9th, 2024 to consider a request by Greg Nunley to reconfigure existing lot lines between two existing parcels, in order to accommodate proposed development of the parcels. The parcels are located on the east side of Southwest Corner of Rutherford and Corvina; and

WHEREAS, the Parcel Map Committee determined the request is in conformance with the goals and objectives of the General Plan; and

WHEREAS, the Parcel Map Committee determined the request is in conformance with the goals and objectives of the Zoning Ordinance prescribed in Section 10.04.020 of the Tulare City code; and

NOW, THEREFORE, BE IT RESOLVED by the City of Tulare Parcel Map Committee that Lot Line Adjustment No. 276 was approved along with legal descriptions as shown on attached exhibits "A" and "B".

- 1) Applicant to record a certified copy of the resolution with new deeds as approved by the Parcel Map Committee and the City Engineer.

PASSED, APPROVED and ADOPTED this ninth day of September, 2024 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

SANDI MILLER, CHAIR
City of Tulare Parcel Map Committee

ATTEST:

MARIO ANAYA, VICE-CHAIR
City of Tulare Parcel Map Committee